

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

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TAXATION DISTRICT 002 TOWN OF ALBAN
 COUNTY 49 PORTAGE
 EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	75,800	78,000	97.18	97.18	97.18	0.00	100.0	1.00
	IMPROVED	7	704,800	721,500	97.69	100.99	97.19	10.41	71.4	1.03
	TOTAL	8	780,600	799,500	97.64	100.51	97.19	9.11	75.0	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	75,800	78,000	97.18	97.18	97.18	0.00	100.0	1.00
	IMPROVED	7	704,800	721,500	97.69	100.99	97.19	10.41	71.4	1.03
	TOTAL	8	780,600	799,500	97.64	100.51	97.19	9.11	75.0	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	1	14.3	2.5	35.7	2.5	35.7	0	0.0	1	14.3	0	0.0
	TOTAL	8	0	0.0	0	0.0	1	12.5	3	37.5	3	37.5	0	0.0	1	12.5	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	1	14.3	2.5	35.7	2.5	35.7	0	0.0	1	14.3	0	0.0
	TOTAL	8	0	0.0	0	0.0	1	12.5	3	37.5	3	37.5	0	0.0	1	12.5	0	0.0

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TAXATION DISTRICT 004 TOWN OF ALMOND

COUNTY 49 PORTAGE

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	24,000	58,865	40.77	40.82	40.82	3.17	100.0	1.00
	IMPROVED	2	268,200	284,000	94.44	91.06	91.06	15.97	0.0	0.96
	TOTAL	4	292,200	342,865	85.22	65.94	59.31	42.35	0.0	0.77
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	24,000	58,865	40.77	40.82	40.82	3.17	100.0	1.00
	IMPROVED	2	268,200	284,000	94.44	91.06	91.06	15.97	0.0	0.96
	TOTAL	4	292,200	342,865	85.22	65.94	59.31	42.35	0.0	0.77

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0

TAXATION DISTRICT 006 TOWN OF AMHERST

COUNTY 49 PORTAGE

EQ ADMIN AREA	80	WAUSAU
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CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 008 TOWN OF BELMONT

COUNTY 49 PORTAGE

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	197,600	275,000	71.85	71.85	71.85	0.00	100.0	1.00
	TOTAL	1	197,600	275,000	71.85	71.85	71.85	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	197,600	275,000	71.85	71.85	71.85	0.00	100.0	1.00
	TOTAL	1	197,600	275,000	71.85	71.85	71.85	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

TAXATION DISTRICT **010** **TOWN OF BUENA VISTA**

COUNTY 49 PORTAGE

EQ ADMIN AREA	80	WAUSAU
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CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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TAXATION DISTRICT 012 TOWN OF CARSON

COUNTY 49 PORTAGE

EQ ADMIN AREA	80	WAUSAU
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CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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TAXATION DISTRICT 014 TOWN OF DEWEY

COUNTY 49 PORTAGE

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	40,000	37,000	108.11	108.11	108.11	0.00	100.0	1.00
	IMPROVED	4	1,092,400	1,222,000	89.39	90.47	91.91	4.12	100.0	1.01
	TOTAL	5	1,132,400	1,259,000	89.94	94.00	93.99	6.23	80.0	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	40,000	37,000	108.11	108.11	108.11	0.00	100.0	1.00
	IMPROVED	4	1,092,400	1,222,000	89.39	90.47	91.91	4.12	100.0	1.01
	TOTAL	5	1,132,400	1,259,000	89.94	94.00	93.99	6.23	80.0	1.05

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	1	20.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	1	20.0	0	0.0	0	0.0

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TAXATION DISTRICT 016 TOWN OF EAU PLEINE
 COUNTY 49 PORTAGE
 EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	23,500	25,000	94.00	94.00	94.00	0.00	100.0	1.00
	IMPROVED	4	704,500	717,000	98.26	97.72	96.95	3.66	100.0	0.99
	TOTAL	5	728,000	742,000	98.11	96.97	94.97	3.19	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	23,500	25,000	94.00	94.00	94.00	0.00	100.0	1.00
	IMPROVED	4	704,500	717,000	98.26	97.72	96.95	3.66	100.0	0.99
	TOTAL	5	728,000	742,000	98.11	96.97	94.97	3.19	100.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	2.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 018 TOWN OF GRANT
COUNTY 49 PORTAGE
EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	12,400	13,900	89.21	89.21	89.21	0.00	100.0	1.00
	IMPROVED	13	1,561,900	1,405,000	111.17	117.77	106.89	16.01	76.9	1.06
	TOTAL	14	1,574,300	1,418,900	110.95	115.73	105.79	16.21	71.4	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	148,400	150,000	98.93	98.93	98.93	0.00	100.0	1.00
	TOTAL	1	148,400	150,000	98.93	98.93	98.93	0.00	100.0	1.00
TOTAL	VACANT	1	12,400	13,900	89.21	89.21	89.21	0.00	100.0	1.00
	IMPROVED	14	1,710,300	1,555,000	109.99	116.42	105.79	15.56	78.6	1.06
	TOTAL	15	1,722,700	1,568,900	109.80	114.61	104.69	15.66	80.0	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	0	0.0	0	0.0	6.5	50.0	3.5	26.9	2	15.4	0	0.0	1	7.7
	TOTAL	14	0	0.0	0	0.0	1	7.1	6	42.9	4	28.6	1	7.1	1	7.1	1	7.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	14	0	0.0	0	0.0	0	0.0	7	50.0	4	28.6	1	7.1	1	7.1	1	7.1
	TOTAL	15	0	0.0	0	0.0	0	0.0	7.5	50.0	4.5	30.0	1	6.7	1	6.7	1	6.7

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TAXATION DISTRICT 020 TOWN OF HULL
 COUNTY 49 PORTAGE
 EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	6	161,500	161,300	100.12	101.67	103.34	16.10	66.7	1.02
	IMPROVED	33	5,662,900	5,856,500	96.69	96.79	94.84	7.51	84.9	1.00
	TOTAL	39	5,824,400	6,017,800	96.79	97.54	95.00	9.09	76.9	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	6	161,500	161,300	100.12	101.67	103.34	16.10	66.7	1.02
	IMPROVED	33	5,662,900	5,856,500	96.69	96.79	94.84	7.51	84.9	1.00
	TOTAL	39	5,824,400	6,017,800	96.79	97.54	95.00	9.09	76.9	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	6		0	0.0	1	16.7	0	0.0	2	33.3	2	33.3	1	16.7	0	0.0
	IMPROVED	33		0	0.0	0	0.0	1	3.0	15.5	47.0	12.5	37.9	3	9.1	1	3.0
	TOTAL	39		0	0.0	0	0.0	2	5.1	17.5	44.9	12.5	32.1	5	12.8	2	5.1
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	6		0	0.0	1	16.7	0	0.0	2	33.3	2	33.3	1	16.7	0	0.0
	IMPROVED	33		0	0.0	0	0.0	1	3.0	15.5	47.0	12.5	37.9	3	9.1	1	3.0
	TOTAL	39		0	0.0	0	0.0	2	5.1	17.5	44.9	12.5	32.1	5	12.8	2	5.1

TAXATION DISTRICT 022 TOWN OF LANARK

COUNTY 49 PORTAGE

EQ ADMIN AREA	80	WAUSAU
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CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

TAXATION DISTRICT 024 TOWN OF LINWOOD

COUNTY 49 PORTAGE

EQ ADMIN AREA	80	WAUSAU
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CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

[illegible]

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 026 TOWN OF NEW HOPE
COUNTY 49 PORTAGE
EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	469,800	582,200	80.69	80.84	80.84	5.73	100.0	1.00
	TOTAL	2	469,800	582,200	80.69	80.84	80.84	5.73	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	469,800	582,200	80.69	80.84	80.84	5.73	100.0	1.00
	TOTAL	2	469,800	582,200	80.69	80.84	80.84	5.73	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 028 TOWN OF PINE GROVE

COUNTY 49 PORTAGE

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	19,700	18,000	109.44	109.45	109.45	1.52	100.0	1.00
	IMPROVED	3	304,400	296,900	102.53	102.30	104.23	7.09	100.0	1.00
	TOTAL	5	324,100	314,900	102.92	105.16	107.78	5.39	80.0	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	19,700	18,000	109.44	109.45	109.45	1.52	100.0	1.00
	IMPROVED	3	304,400	296,900	102.53	102.30	104.23	7.09	100.0	1.00
	TOTAL	5	324,100	314,900	102.92	105.16	107.78	5.39	80.0	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 030 TOWN OF PLOVER
COUNTY 49 PORTAGE
EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	1,655,000	1,616,832	102.36	100.87	96.40	10.60	87.5	0.99
	TOTAL	8	1,655,000	1,616,832	102.36	100.87	96.40	10.60	87.5	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	1,655,000	1,616,832	102.36	100.87	96.40	10.60	87.5	0.99
	TOTAL	8	1,655,000	1,616,832	102.36	100.87	96.40	10.60	87.5	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	3	37.5	0	0.0	0	0.0	1	12.5
	TOTAL	8	0	0.0	0	0.0	0	0.0	4	50.0	3	37.5	0	0.0	0	0.0	1	12.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	3	37.5	0	0.0	0	0.0	1	12.5
	TOTAL	8	0	0.0	0	0.0	0	0.0	4	50.0	3	37.5	0	0.0	0	0.0	1	12.5

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 032 TOWN OF SHARON

COUNTY 49 PORTAGE

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	32,000	55,000	58.18	65.50	65.50	17.56	0.0	1.13
	IMPROVED	3	471,200	513,250	91.81	91.33	90.27	10.90	66.7	0.99
	TOTAL	5	503,200	568,250	88.55	81.00	77.10	17.09	40.0	0.91
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	32,000	55,000	58.18	65.50	65.50	17.56	0.0	1.13
	IMPROVED	3	471,200	513,250	91.81	91.33	90.27	10.90	66.7	0.99
	TOTAL	5	503,200	568,250	88.55	81.00	77.10	17.09	40.0	0.91

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	.5	10.0	1	20.0	1	20.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	.5	10.0	1	20.0	1	20.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

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TAXATION DISTRICT 034 TOWN OF STOCKTON
 COUNTY 49 PORTAGE
 EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	120,900	97,150	124.45	123.16	106.95	16.48	66.7	0.99
	IMPROVED	8	1,307,600	1,302,500	100.39	103.15	101.50	13.84	62.5	1.03
	TOTAL	11	1,428,500	1,399,650	102.06	108.61	104.81	14.65	63.6	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	156,800	320,000	49.00	49.00	49.00	0.00	100.0	1.00
	TOTAL	1	156,800	320,000	49.00	49.00	49.00	0.00	100.0	1.00
TOTAL	VACANT	3	120,900	97,150	124.45	123.16	106.95	16.48	66.7	0.99
	IMPROVED	9	1,464,400	1,622,500	90.26	97.14	98.88	18.23	66.7	1.08
	TOTAL	12	1,585,300	1,719,650	92.19	103.64	104.46	17.92	58.3	1.12

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	8	0	0.0	0	0.0	2	25.0	2	25.0	3	37.5	0	0.0	0	0.0	1	12.5
	TOTAL	11	0	0.0	0	0.0	2	18.2	3.5	31.8	3.5	31.8	0	0.0	0	0.0	2	18.2
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	9	1	11.1	0	0.0	1	11.1	2.5	27.8	3.5	38.9	0	0.0	0	0.0	1	11.1
	TOTAL	12	1	8.3	0	0.0	2	16.7	3	25.0	4	33.3	0	0.0	0	0.0	2	16.7

TAXATION DISTRICT 101 VILLAGE OF ALMOND

COUNTY 49 PORTAGE

EQ ADMIN AREA	80	WAUSAU
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CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 19 OF 28

TAXATION DISTRICT 102 VILLAGE OF AMHERST
COUNTY 49 PORTAGE
EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	15	1,749,200	1,996,500	87.61	89.24	87.07	11.72	73.3	1.02
	TOTAL	15	1,749,200	1,996,500	87.61	89.24	87.07	11.72	73.3	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	33,200	45,000	73.78	73.78	73.78	0.00	100.0	1.00
	TOTAL	1	33,200	45,000	73.78	73.78	73.78	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	16	1,782,400	2,041,500	87.31	88.27	86.81	11.98	68.8	1.01
	TOTAL	16	1,782,400	2,041,500	87.31	88.27	86.81	11.98	68.8	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	15	0	0.0	0	0.0	2	13.3	5.5	36.7	5.5	36.7	1	6.7	0	0.0	1	6.7
	TOTAL	15	0	0.0	0	0.0	2	13.3	5.5	36.7	5.5	36.7	1	6.7	0	0.0	1	6.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	16	0	0.0	0	0.0	3	18.8	5	31.3	6	37.5	1	6.3	0	0.0	1	6.3
	TOTAL	16	0	0.0	0	0.0	3	18.8	5	31.3	6	37.5	1	6.3	0	0.0	1	6.3

TAXATION DISTRICT 103 VILLAGE OF AMHERST JUNCTIO

COUNTY 49 PORTAGE

EQ ADMIN AREA	80	WAUSAU
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CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 141 VILLAGE OF JUNCTION CITY
COUNTY 49 PORTAGE
EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	146,800	137,300	106.92	106.60	106.60	3.01	100.0	1.00
	TOTAL	2	146,800	137,300	106.92	106.60	106.60	3.01	100.0	1.00
2 - COMMERCIAL	VACANT	1	4,700	4,700	100.00	100.00	100.00	0.00	100.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	1	4,700	4,700	100.00	100.00	100.00	0.00	100.0	1.00
TOTAL	VACANT	1	4,700	4,700	100.00	100.00	100.00	0.00	100.0	1.00
	IMPROVED	2	146,800	137,300	106.92	106.60	106.60	3.01	100.0	1.00
	TOTAL	3	151,500	142,000	106.69	104.40	103.39	3.16	100.0	0.98

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0

TAXATION DISTRICT 151 VILLAGE OF MILLADORE

COUNTY 49 PORTAGE

EQ ADMIN AREA	80	WAUSAU
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CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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TAXATION DISTRICT 161 VILLAGE OF NELSONVILLE

COUNTY 49 PORTAGE

EQ ADMIN AREA	80	WAUSAU
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CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 171 VILLAGE OF PARK RIDGE
COUNTY 49 PORTAGE
EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	39,200	36,096	108.60	108.60	108.60	0.00	100.0	1.00
	IMPROVED	8	1,183,100	1,255,900	94.20	93.34	95.66	10.41	62.5	0.99
	TOTAL	9	1,222,300	1,291,996	94.61	95.04	96.35	10.60	66.7	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	39,200	36,096	108.60	108.60	108.60	0.00	100.0	1.00
	IMPROVED	8	1,183,100	1,255,900	94.20	93.34	95.66	10.41	62.5	0.99
	TOTAL	9	1,222,300	1,291,996	94.61	95.04	96.35	10.60	66.7	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	2	25.0	2	25.0	3	37.5	1	12.5	0	0.0	0	0.0
	TOTAL	9	0	0.0	0	0.0	2	22.2	2.5	27.8	3.5	38.9	1	11.1	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	2	25.0	2	25.0	3	37.5	1	12.5	0	0.0	0	0.0
	TOTAL	9	0	0.0	0	0.0	2	22.2	2.5	27.8	3.5	38.9	1	11.1	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 173 VILLAGE OF PLOVER
 COUNTY 49 PORTAGE
 EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	9	355,500	414,300	85.81	84.40	79.93	14.54	55.6	0.98
	IMPROVED	86	14,585,300	14,981,432	97.36	96.91	97.44	6.25	95.4	1.00
	TOTAL	95	14,940,800	15,395,732	97.05	95.72	97.03	7.38	87.4	0.99
2 - COMMERCIAL	VACANT	4	703,500	1,047,938	67.13	57.16	57.71	35.50	0.0	0.85
	IMPROVED	3	1,349,300	2,148,000	62.82	67.05	67.27	31.25	33.3	1.07
	TOTAL	7	2,052,800	3,195,938	64.23	61.40	67.27	30.79	28.6	0.96
TOTAL	VACANT	13	1,059,000	1,462,238	72.42	76.02	77.00	18.98	53.9	1.05
	IMPROVED	89	15,934,600	17,129,432	93.02	95.90	97.20	7.13	93.3	1.03
	TOTAL	102	16,993,600	18,591,670	91.40	93.37	96.22	9.49	81.4	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	9	0	0.0	0	0.0	1	11.1	3.5	38.9	1.5	16.7	2	22.2	1	11.1	0	0.0
	IMPROVED	86	0	0.0	0	0.0	3	3.5	40	46.5	42	48.8	1	1.2	0	0.0	0	0.0
	TOTAL	95	0	0.0	1	1.1	8	8.4	38.5	40.5	44.5	46.8	3	3.2	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	4	0	0.0	2	50.0	0	0.0	0	0.0	0	0.0	0	0.0	2	50.0	0	0.0
	IMPROVED	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	7	2	28.6	1	14.3	0	0.0	.5	7.1	1.5	21.4	1	14.3	0	0.0	1	14.3
TOTAL	VACANT	13	2	15.4	0	0.0	1	7.7	3.5	26.9	3.5	26.9	0	0.0	3	23.1	0	0.0
	IMPROVED	89	1	1.1	1	1.1	3	3.4	39.5	44.4	43.5	48.9	1	1.1	0	0.0	0	0.0
	TOTAL	102	3	2.9	2	2.0	10	9.8	36	35.3	47	46.1	4	3.9	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 176 VILLAGE OF ROSHOLT
COUNTY 49 PORTAGE
EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	395,800	342,400	115.60	117.03	114.37	7.80	83.3	1.01
	TOTAL	6	395,800	342,400	115.60	117.03	114.37	7.80	83.3	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	108,300	55,000	196.91	196.91	196.91	0.00	100.0	1.00
	TOTAL	1	108,300	55,000	196.91	196.91	196.91	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	504,100	397,400	126.85	128.44	117.60	16.14	85.7	1.01
	TOTAL	7	504,100	397,400	126.85	128.44	117.60	16.14	85.7	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	0	0.0	0	0.0	1	14.3
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	0	0.0	0	0.0	1	14.3

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 191 VILLAGE OF WHITING
 COUNTY 49 PORTAGE
 EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	44,000	45,400	96.92	96.92	96.92	0.00	100.0	1.00
	IMPROVED	13	1,544,400	1,452,500	106.33	112.00	99.18	18.63	69.2	1.05
	TOTAL	14	1,588,400	1,497,900	106.04	110.93	98.71	17.54	71.4	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	350,000	275,000	127.27	127.27	127.27	0.00	100.0	1.00
	TOTAL	1	350,000	275,000	127.27	127.27	127.27	0.00	100.0	1.00
TOTAL	VACANT	1	44,000	45,400	96.92	96.92	96.92	0.00	100.0	1.00
	IMPROVED	14	1,894,400	1,727,500	109.66	113.09	103.25	18.56	57.1	1.03
	TOTAL	15	1,938,400	1,772,900	109.33	112.02	99.18	18.19	66.7	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	0	0.0	0	0.0	6.5	50.0	2.5	19.2	3	23.1	0	0.0	1	7.7
	TOTAL	14	0	0.0	0	0.0	0	0.0	7	50.0	3	21.4	3	21.4	0	0.0	1	7.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	14	0	0.0	0	0.0	1	7.1	6	42.9	2	14.3	4	28.6	0	0.0	1	7.1
	TOTAL	15	0	0.0	0	0.0	0	0.0	7.5	50.0	2.5	16.7	4	26.7	0	0.0	1	6.7

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 281 CITY OF STEVENS POINT

COUNTY 49 PORTAGE

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	5	171,800	189,400	90.71	98.04	79.62	28.39	60.0	1.08
	IMPROVED	172	21,074,900	22,337,403	94.35	97.10	94.34	12.64	72.7	1.03
	TOTAL	177	21,246,700	22,526,803	94.32	97.13	94.26	13.06	70.1	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	1,710,800	1,416,100	120.81	121.66	126.73	8.16	83.3	1.01
	TOTAL	6	1,710,800	1,416,100	120.81	121.66	126.73	8.16	83.3	1.01
TOTAL	VACANT	5	171,800	189,400	90.71	98.04	79.62	28.39	60.0	1.08
	IMPROVED	178	22,785,700	23,753,503	95.93	97.93	94.81	13.12	72.5	1.02
	TOTAL	183	22,957,500	23,942,903	95.88	97.93	94.68	13.52	71.0	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	5		0	0.0	0	0.0	2.5	50.0	.5	10.0	0	0.0	1	20.0	1	20.0
	IMPROVED	172		0	0.0	17	9.9	69	40.1	56	32.6	20	11.6	3	1.7	7	4.1
	TOTAL	177		0	0.0	20	11.3	68.5	38.7	55.5	31.4	22	12.4	3	1.7	8	4.5
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6		0	0.0	1	16.7	2	33.3	3	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	6		0	0.0	1	16.7	2	33.3	3	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	5		0	0.0	0	0.0	2.5	50.0	.5	10.0	0	0.0	1	20.0	1	20.0
	IMPROVED	178		0	0.0	18	10.1	71	39.9	58	32.6	17	9.6	6	3.4	8	4.5
	TOTAL	183		0	0.0	20	10.9	71.5	39.1	58.5	32.0	18	9.8	6	3.3	9	4.9